LOT 38
MH/ID GAFL2B627050035 &
GAFL2A627050035

NIDEFSKE ROBERT JOHN JR
54544 JONAS DRIVE
CALLAHAN, FL 32011

2026

37-1N-25-299C-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

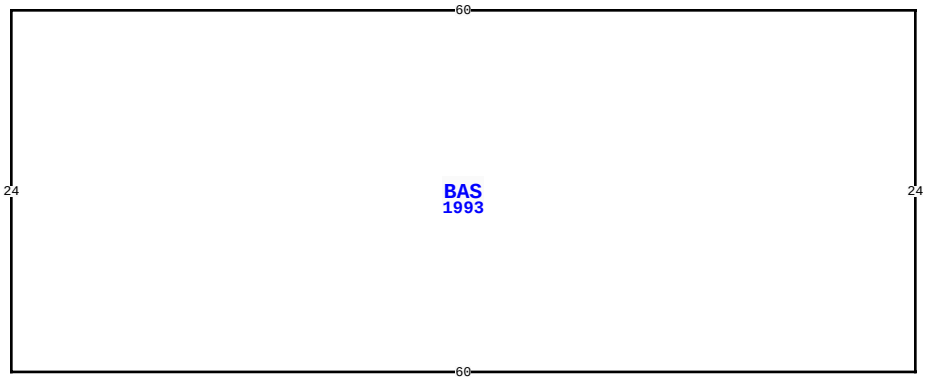
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	43,330
TOTALS	1,440			1,440	43,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	118.0000	100.30	144,432	1976	1976	0	0	0	70.00	30.00

1 M/H 93- 100% - 2003 Heated Area: 1440 HX Base Yr 2003



54544 JONAS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		43,330
TOTAL MARKET OB/XF VALUE		1,557
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		85,687
SOH/AGL Deduction		42,827
ASSESSED VALUE		42,860
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,860
TOTAL JUST VALUE		85,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/0734	5/07/2002	WD	Q	I		80,000
GRANTOR: WALKER TRAVIS E & WAN						
GRANTEE: NIDEFSKE ROBERT JOH						
0347/0675	11/01/1981	WD	U	I		3,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E60 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1975	1975	3	20	402	
2	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1988	1988	3	20	72	
3	0681	POLE SHED	0	100	19	19	361.00	SF	15.00	15.00	100	1970	1970	3	20	1,083	

LAND DESCRIPTION

TOTAL OB/XF 1,557

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RM	125.00	524.00	1.00	LT		1.00	1.00	0.80	51,000.00	40,800.00	40,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 07/09/2026 BY SYS